

PORSF
11.3.12.1 V57
08/12/2008

CITY OF PORTLAND
PORTLAND DEVELOPMENT
COMMISSION
FORMERLY OWNED PROPERTY
BRAND-S LUMBER SITE
PARCELS: 739101320 & R739100250

USEPA SF



1347832

0046583
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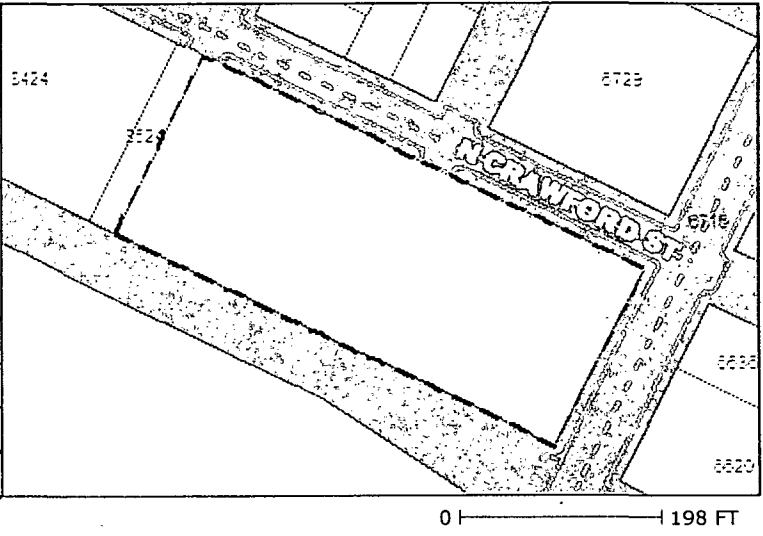
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8524 N CRAWFORD ST - CATHEDRAL PARK - PORTLAND

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General Information

Property ID R263881	
County MULTNOMAH	
State ID 1N1W12BD 5500	
Alt Account # R739101320	
Map Number 2121 OLD	
Site Info	
Site Address 8524 WI/ N CRAWFORD ST	
City/State/Zip PORTLAND OR 97203	
Owner Info (Privacy)	
Owner(s) Name STEEL HAMMER PROPERTIES LLC	
Owner Address 8524 N CRAWFORD	
City/State/Zip PORTLAND OR 97203	

Property Description

Tax Roll ST JOHNS; TL 5500 BLOCK 7&8	Use WHSE DISTRIBUTION
Lot	Block 7&8
Tax Districts	
101 PORT OF PORTLAND	130 CITY OF PORTLAND
130L CITY OF PORTLAND CHILDREN LOP	130M CITY OF PORTLAND PARKS LOP
143 METRO	164 EAST MULT SOIL/WATER
170 MULTNOMAH COUNTY	170L MULT CO LIBRARY LOCAL OPT TAX
171 URBAN RENEWAL PORTLAND	173 URB REN SPECIAL LEVY - PORTLAND
198 TRI-MET TRANSPORTATION	304 MULTNOMAH CO ESD
309 PORTLAND COMM COLLEGE	311 PORTLAND SCHOOL DIST #1

Deed Information

Sale Date	Type	Instrument	Sale Price
	BARGAIN & SALE DEED	2006044630	\$0.00
	IN	20911752	\$0.00

Land Information

Type	Acres	SQFT
CONVERTED COMMERCIAL SEGMENT	2.2000	96,000

Improvement Information

Improvement Type Warehouse	0046584 COP/EPA 104(e)
Improvement Value \$388,840.00	
Room Descriptions	
Building Class WHSE DOCK-HIGH DISTRIBUTION	
Actual Year Built 1959	Effective Year Built
Number of Segments 1	Construction Style
Foundation Type	Interior Finish

Roof Style	Roof Cover Type
Flooring Type	Heating/AC Type
Plumbing	Fireplace Type

Improvement Details

# Segment Type	Class	Total Area
1 Main		40,000
1 Surface Parking	1	28,000
2 Fence		0

Tax History

Year	Property Tax	Total Tax
2007	\$7,676.39	\$7,676.39
2006	\$6,893.48	\$6,893.48
2005	\$6,584.01	\$6,584.01
2004	\$7,170.98	\$7,170.98
2003	\$7,012.32	\$7,012.32
2002	\$6,439.75	\$6,439.75
2001	\$6,140.48	\$6,140.48
2000	\$5,997.45	\$5,997.45
1999	\$5,576.40	\$5,576.40
1998	\$5,489.03	\$5,489.03
1997	\$5,186.47	\$5,186.47

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2007	\$388,840.00	\$406,570.00	\$0.00	\$795,410.00	\$0.00	\$352,030.00
2006	\$335,200.00	\$350,490.00	\$0.00	\$685,690.00	\$0.00	\$341,780.00
2005	\$307,530.00	\$321,550.00	\$0.00	\$629,080.00	\$0.00	\$331,830.00
2004	\$265,110.00	\$277,200.00	\$0.00	\$542,310.00	\$0.00	\$322,170.00
2003	\$270,520.00	\$282,860.00	\$0.00	\$553,380.00	\$0.00	\$312,790.00
2002	\$270,520.00	\$282,860.00	\$0.00	\$553,380.00	\$0.00	\$303,680.00
2001	\$270,520.00	\$282,860.00	\$0.00	\$553,380.00	\$0.00	\$294,840.00
2000	\$231,210.00	\$241,760.00	\$0.00	\$472,970.00	\$0.00	\$286,260.00
1999	\$208,300.00	\$217,800.00	\$0.00	\$426,100.00	\$0.00	\$277,930.00
1998	\$187,700.00	\$196,200.00	\$0.00	\$383,900.00	\$0.00	\$269,840.00
1997	\$162,100.00	\$186,900.00	\$0.00	\$349,000.00	\$0.00	\$261,990.00

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Assessor Data Updated 7/28/2008

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Permits/Cases

[New Permit/Case Search](#)

Permit/Case Number	Permit/Case Type	Latest Activity	
2001-175757-000-00-DV	Disabled Vehicle	Inspector Initiated	
		12/31/2001	
2007-167895-000-00-NU	Nuisance	Vacant Lot	Complaint
		11/16/2007	

Please Note: Permits/Cases created since January 1, 2000. Data updated nightly. [View disclaimer.](#)

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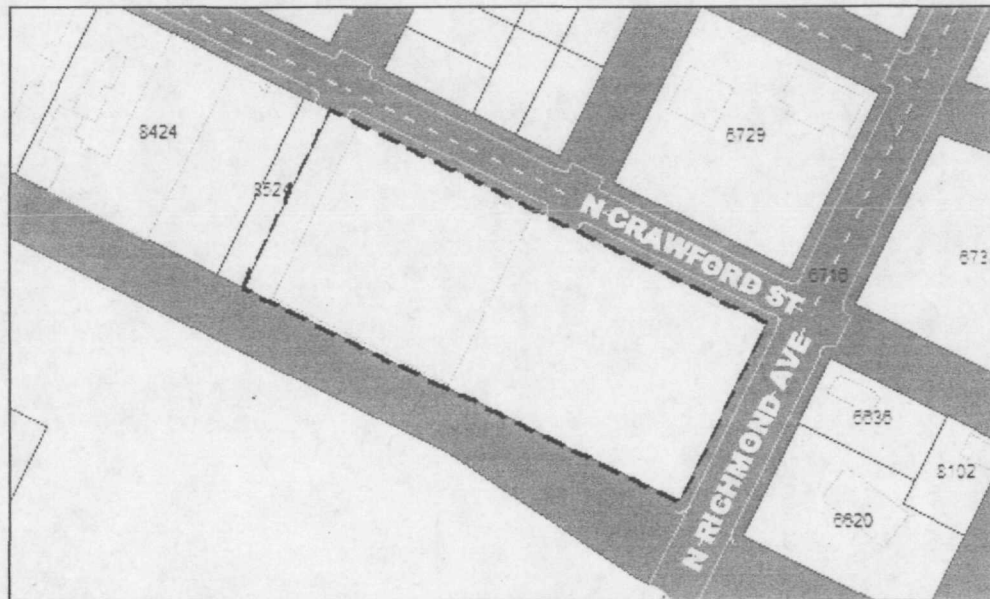
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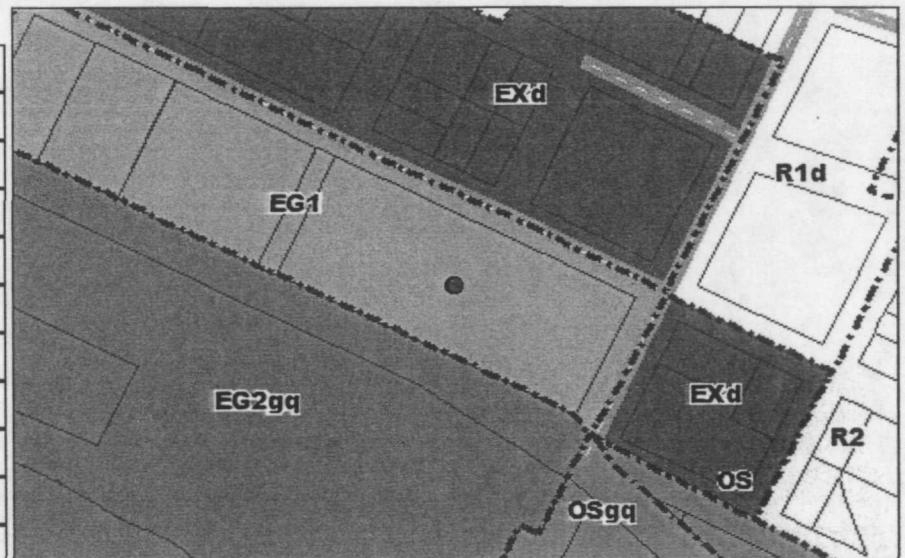
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Property & Location



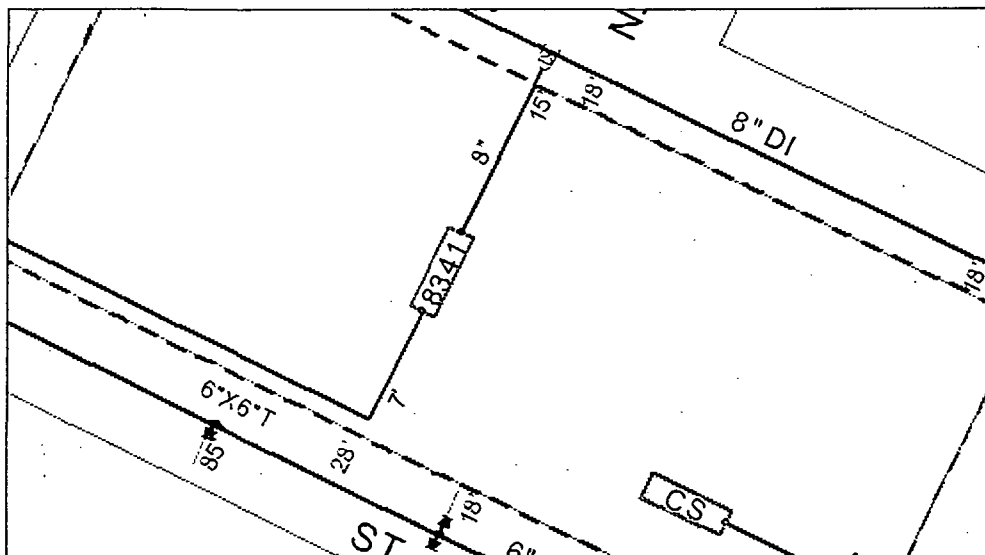
Zoning

Property	
Zone	EG1
Description	General Employment 1
Overlay	g, q,
Comp Plan	EX
Comp Plan Overlay	d
Historic District	
Conservation District	
Plan District	SJ
NRMP District	
Urban Renewal District	n/a
Zoning Map	2121

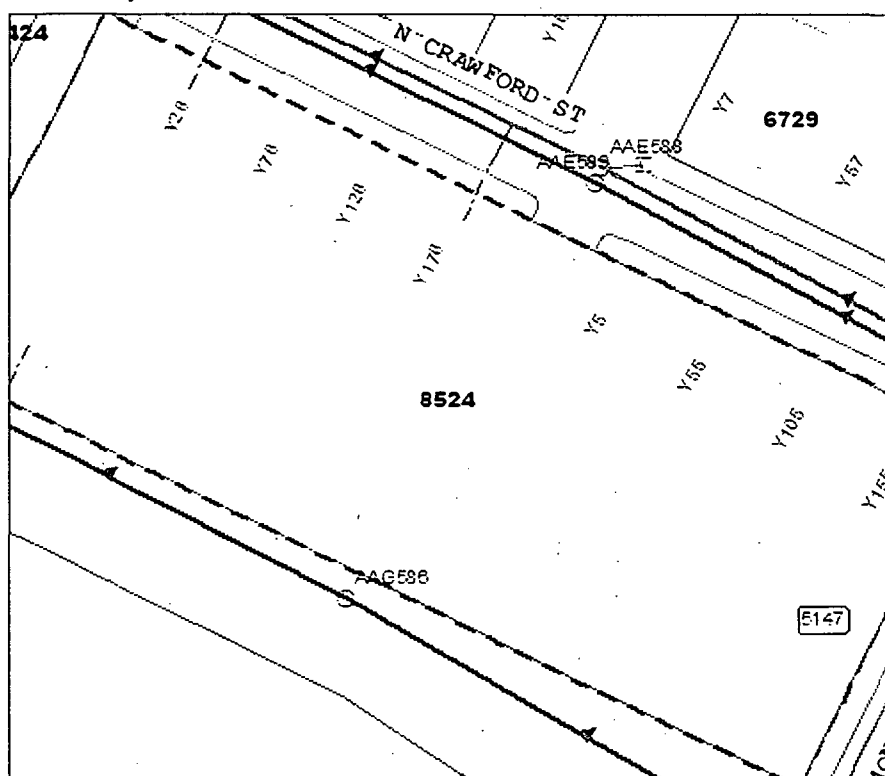


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Water Utilities



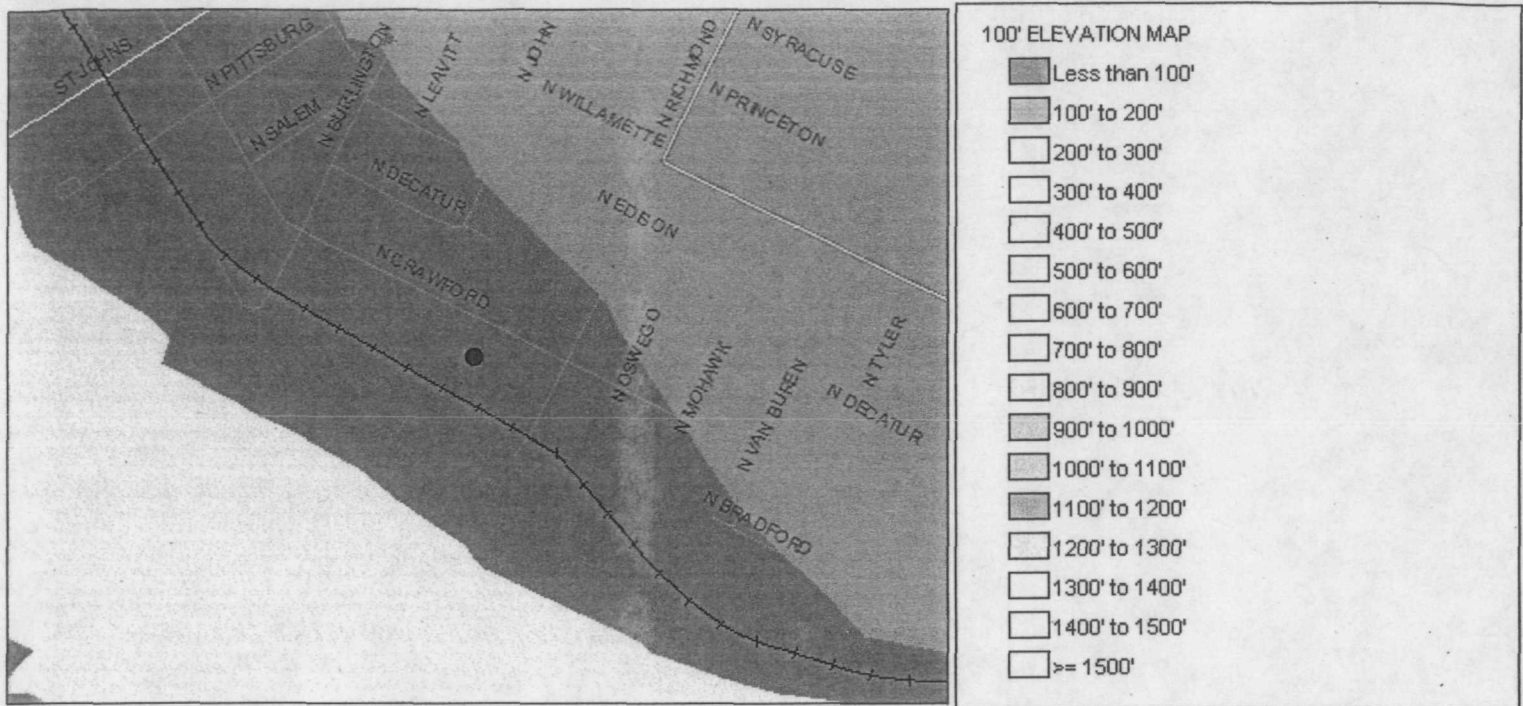
Sewer System



- WTP TREATMENT PLANTS
- P PUMP STATIONS
- M MANHOLES
- C CLEANOUTS
- D DIVERSIONS
- + OUTFALL
- S SEDIMENTATION MANHOLES
- S SUMPS
- I INLETS
- T TRASH RACK
- D DISCHARGE POINTS
- F FLOW CONTROL
- S STORAGE
- W WATERWAY FEATURES
- V NO ACCESS POINTS

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Elevation Map



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Aerial Photo (2007)



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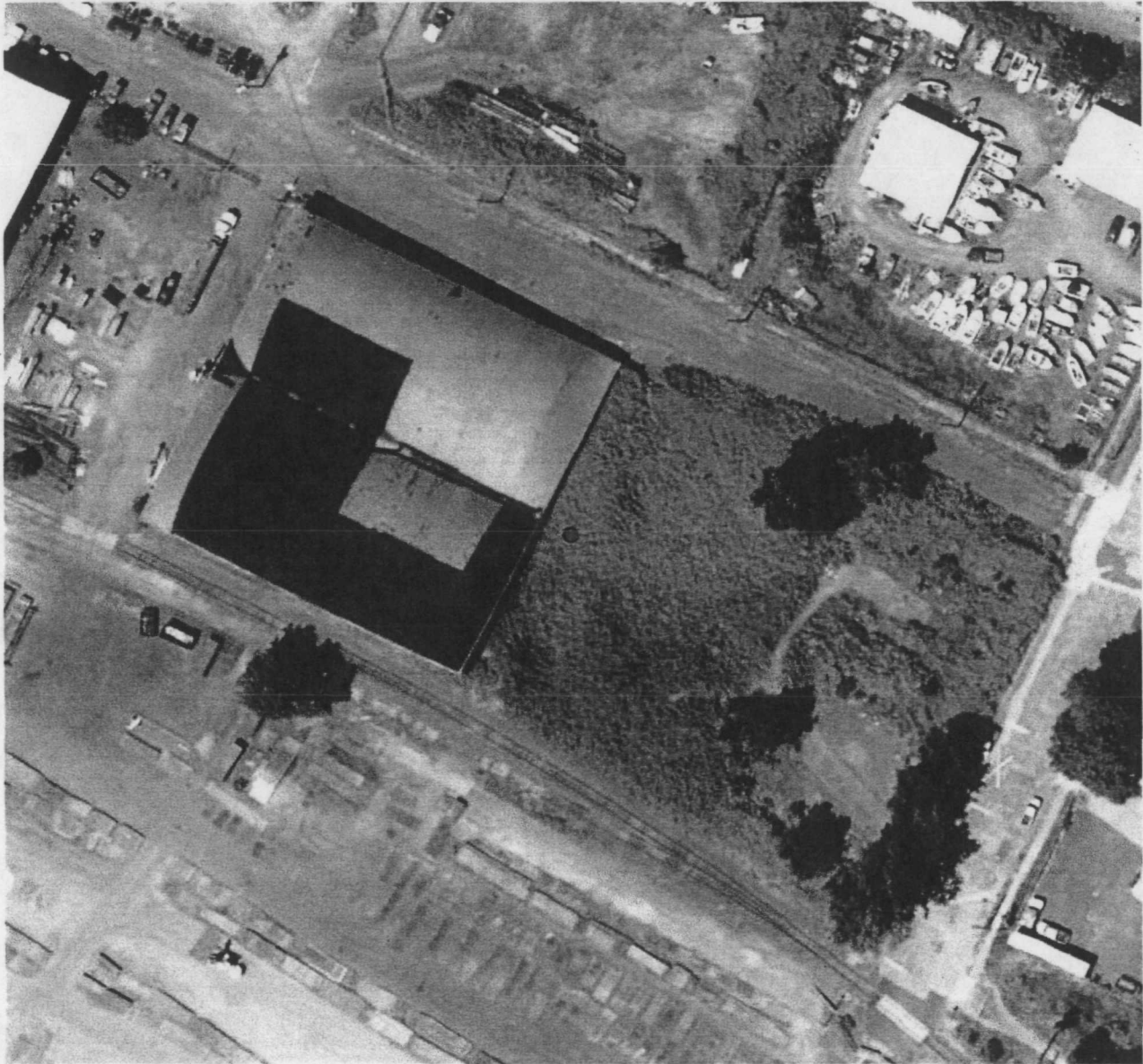
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Aerial Photo

2007 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: On / Off Lots: On / Off Dot: On / Off



0 ————— 100 FT

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General Information

Property ID	R263874
County	MULTNOMAH
State ID	1N1W12CA 200
Alt Account #	R739100250
Map Number	2121 OLD
Site Info	
Site Address	8524 W/ N CRAWFORD ST
City/State/Zip	PORTLAND OR 97203
Owner Info (Privacy)	
Owner(s) Name	STEEL HAMMER PROPERTIES LLC
Owner Address	8524 N CRAWFORD
City/State/Zip	PORTLAND OR 97203



0 | 376 FT

Property Description

Tax Roll	ST JOHNS; TL 200 BLOCK 1-4	Use	VACANT LAND
Lot		Block	1-4

Tax Districts

101	PORT OF PORTLAND	130	CITY OF PORTLAND
130L	CITY OF PORTLAND CHILDREN LOP	130M	CITY OF PORTLAND PARKS LOP
143	METRO	164	EAST MULT SOIL/WATER
170	MULTNOMAH COUNTY	170L	MULT CO LIBRARY LOCAL OPT TAX
171	URBAN RENEWAL PORTLAND	173	URB REN SPECIAL LEVY - PORTLAND
198	TRI-MET TRANSPORTATION	304	MULTNOMAH CO ESD
309	PORTLAND COMM COLLEGE	311	PORTLAND SCHOOL DIST #1

Deed Information

Sale Date	Type	Instrument	Sale Price
	IN	20911752	\$0.00

Land Information

Type	Acres	SQFT
CONVERTED COMMERCIAL SEGMENT	9.2300	402,059

Improvement Information

Improvement Type	Misc Yard Improvements	0046592 COP/EPA 104(e)
Improvement Value	\$0.00	
Room Descriptions		
Building Class		
Actual Year Built		Effective Year Built
Number of Segments		Construction Style
Foundation Type		Interior Finish
Roof Style		Roof Cover Type

Flooring Type		Heating/AC Type	
Plumbing		Fireplace Type	
Improvement Details			
#	Segment Type	Class	Total Area
No Improvement Segment Information Available			

Tax History

Year	Property Tax	Total Tax
2007	\$13,286.70	\$13,286.70
2006	\$11,931.56	\$11,931.56
2005	\$11,395.76	\$11,395.76
2004	\$12,411.64	\$12,411.64
2003	\$12,136.98	\$12,136.98
2002	\$11,146.11	\$11,146.11
2001	\$10,628.19	\$10,628.19
2000	\$10,380.42	\$10,380.42
1999	\$9,651.40	\$9,651.40
1998	\$9,500.02	\$9,500.02
1997	\$8,976.08	\$8,976.08

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2007	\$0.00	\$1,783,560.00	\$0.00	\$1,783,560.00	\$0.00	\$609,310.00
2006	\$0.00	\$1,698,630.00	\$0.00	\$1,698,630.00	\$0.00	\$591,570.00
2005	\$0.00	\$1,337,510.00	\$0.00	\$1,337,510.00	\$0.00	\$574,340.00
2004	\$0.00	\$1,194,200.00	\$0.00	\$1,194,200.00	\$0.00	\$557,620.00
2003	\$0.00	\$1,194,200.00	\$0.00	\$1,194,200.00	\$0.00	\$541,380.00
2002	\$0.00	\$1,170,790.00	\$0.00	\$1,170,790.00	\$0.00	\$525,620.00
2001	\$0.00	\$1,064,350.00	\$0.00	\$1,064,350.00	\$0.00	\$510,320.00
2000	\$0.00	\$858,350.00	\$0.00	\$858,350.00	\$0.00	\$495,460.00
1999	\$0.00	\$721,300.00	\$0.00	\$721,300.00	\$0.00	\$481,030.00
1998	\$0.00	\$611,300.00	\$0.00	\$611,300.00	\$0.00	\$467,020.00
1997	\$0.00	\$582,200.00	\$0.00	\$582,200.00	\$0.00	\$453,420.00

City of Portland, Corporate GIS

Assessor Data Updated 7/28/2008

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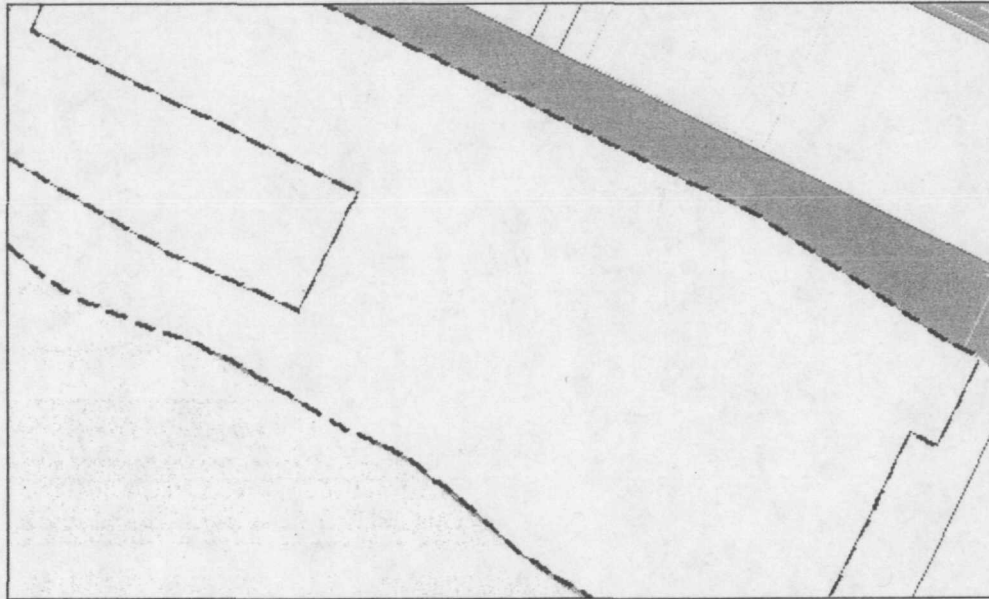
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Property & Location



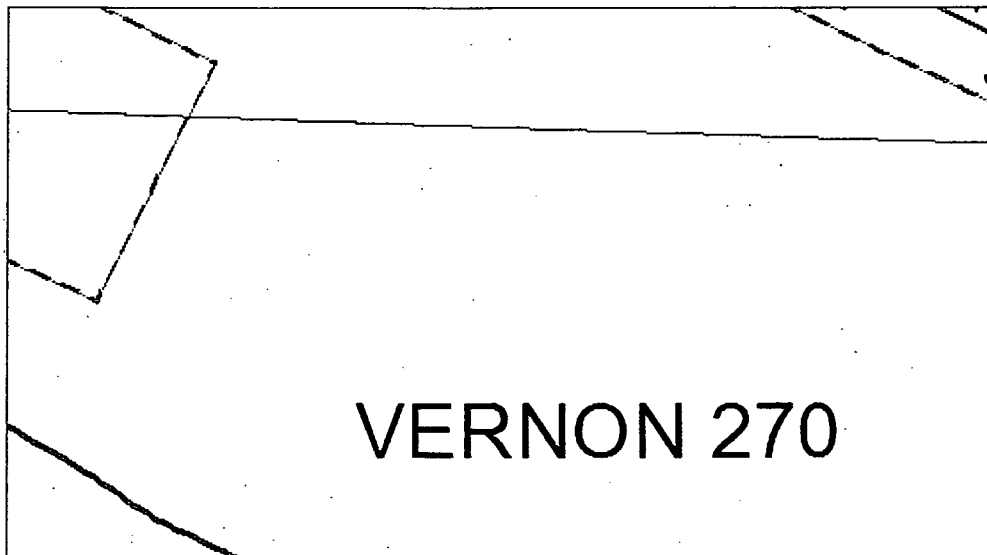
Zoning

Property	
Zone	EG2
Description	General Employment 2
Overlay	g, q
Comp Plan	EX
Comp Plan Overlay	d
Historic District	
Conservation District	
Plan District	SJ
NRMP District	
Urban Renewal District	n/a
Zoning Map	2121



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Water Utilities



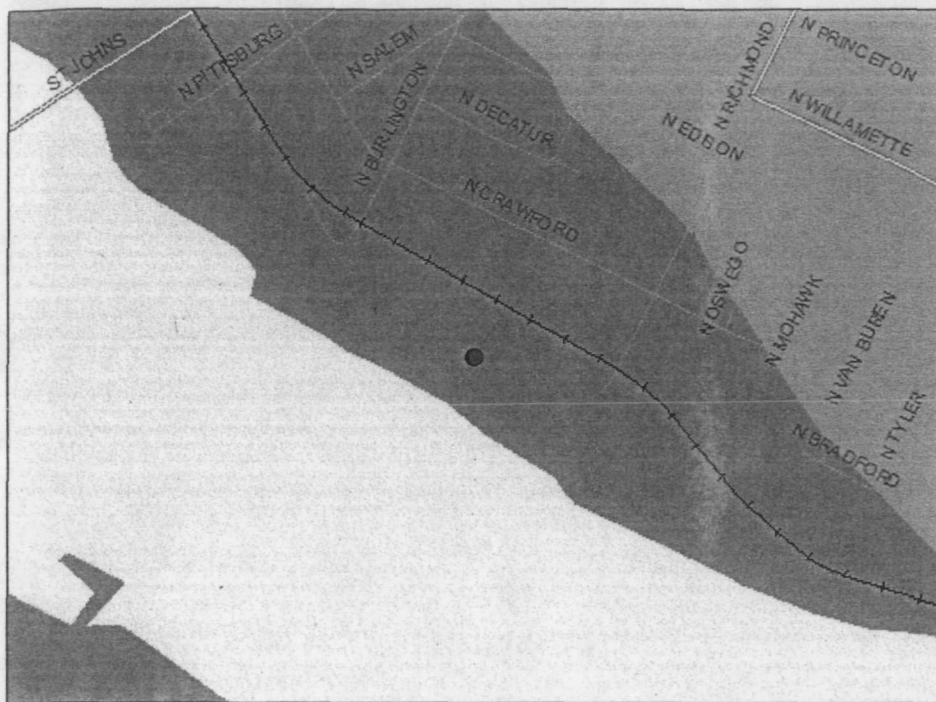
Sewer System



- | | |
|--|------------------------|
| | TREATMENT PLANTS |
| | PUMP STATIONS |
| | MANHOLES |
| | CLEANOUTS |
| | DIVERSIONS |
| | OUTFALL |
| | SEDIMENTATION MANHOLES |
| | SUMPS |
| | INLETS |
| | TRASH RACK |
| | DISCHARGE POINTS |
| | FLOW CONTROL |
| | STORAGE |
| | WATERWAY FEATURES |
| | NO ACCESS POINTS |

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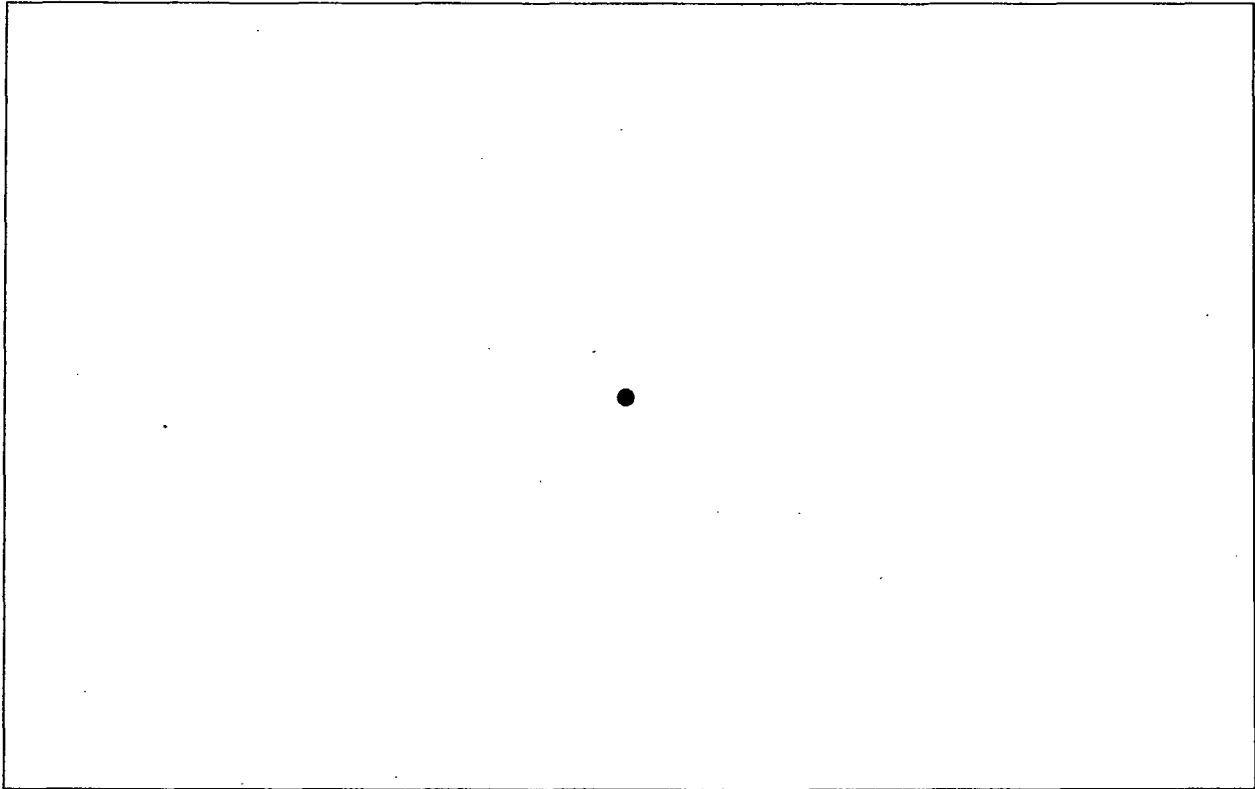
Elevation Map



100' ELEVATION MAP

- Less than 100'
- 100' to 200'
- 200' to 300'
- 300' to 400'
- 400' to 500'
- 500' to 600'
- 600' to 700'
- 700' to 800'
- 800' to 900'
- 900' to 1000'
- 1000' to 1100'
- 1100' to 1200'
- 1200' to 1300'
- 1300' to 1400'
- 1400' to 1500'
- >= 1500'

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0 |-----| 100 FT

City of Portland, Corporate GIS

8/12/2008

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO CITY'S METADATA. FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

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KNOW ALL MEN BY THESE PRESENTS, That the CITY OF PORTLAND, a municipal corporation, acting by and through THE PORTLAND DEVELOPMENT COMMISSION, hereinafter called "Grantor," for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MANUFACTURING MANAGEMENT, INC., an Oregon corporation, hereinafter called "Grantee," and unto Grantee's successors and assigns all of that certain real property described in Exhibit "A" attached hereto and made a part hereof with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Multnomah, State of Oregon, free of encumbrances except as specifically set forth herein.

This conveyance is made subject to the following exceptions, covenants, conditions and encumbrances:

1. Rights and easements for commerce, navigation, recreation and fishery. (Affects Parcel I and that part of Parcel II lying below the ordinary high water line of the Willamette River.)

2. Any adverse claim based upon the assertion that:

(a) Some portion of said land is tide, submerged, or submersible land, or has been created by artificial means or has created to such portion so created.

(b) Some portion of said land has been brought within the boundaries thereof by a change in the location of the Willamette River.

(Affects that part of Parcel II lying above the ordinary low water mark of the Willamette River.)

3. Rights/title and/or interest of the O.W.R. & N. Company, acquired under:

any existing spur tracks and/or any existing spur track agreements affecting the lands herein. (Tax assessor's maps show spur tracks upon the Easterly portion of Parcel II herein.)

4. Easements for existing public utilities in vacated street areas reserved in the various vacation ordinances effecting vacations, and the conditions imposed by said Ordinances (including, but not limited to, the various conditions pertaining to the location of any buildings upon vacated areas); certain of said Ordinances are as follows:

(a) Ordinance No. 14 (of the City of St. Johns) passed July 6, 1903 (parts of Albany Street, John Avenue and Charleston Avenue).

Send Tax Statements to:
Manufacturing Management, Inc.
4927 N.W. Front Ave.
Portland, Or. 97220
Attn: Ralph Miller

R263881 (Site #1) & R263874 (Site #3)
8524 W & W/ N. Crawford Street, Pltd, OR 97203
St. Johns URA (Brand S Site)
Deed from PDC to Manufacturing Management, Inc.
(01/29/1988)

(b) Ordinance No. 98183 (Portland) passed April 8, 1953 (parts of Leavitt Avenue, John Avenue and Albany Street).

(c) Ordinance No. 110865 (Portland) passed October 7, 1959 (parts of John Avenue and Charleston Avenue).

(d) Ordinance No. 110867 (Portland) passed October 7, 1959 (part of Richmond Avenue).

(e) Ordinance No. 150458 (Portland) passed September 24, 1980 (part of Burlington Avenue) a copy of which was recorded October 27, 1980, in Book 1479, at page 1156.

(f) Ordinance No. 153530 (Portland) passed July 14, 1982 (parts of John Avenue and Charleston Avenue) a copy of which was recorded August 26, 1982, in Book 1614, at page 304.

(g) Any other Ordinances/Orders effecting the vacation of other portions of Albany Street, Leavitt Avenue and Charleston Avenue.

5. An easement created by instrument, including the terms and provisions thereof, dated February 7, 1975, recorded March 13, 1975, in Book 1031, at page 1117, in favor of Portland General Electric Co. for electric power line purposes over Block 1, Town of St. Johns, and adjacent land (Easterly portion of Parcel II).

6. Ordinance No. 152942 of the City of Portland, passed March 4, 1982, including the terms and provisions thereof, a copy of which was recorded March 10, 1982, in Book 1583, at page 1039. (Parcels I and II)

7. St. Johns Riverfront Development Urban Renewal Plan, and any and all modifications, amendments and supplements thereto, including, but not limited to, those instruments:

(a) Ordinance No. 149929 (Ordinance approving Plan), passed July 3, 1980, a copy of which was recorded August 1, 1980, in Book 1459, at pages 433 through 524;

(b) Ordinance No. 152065 (Ordinance approving 1st Amendment), passed July 29, 1981, a copy of which was recorded September 16, 1987, in Book 2042, at page 1815; and

(c) Ordinance No. 152940 (Ordinance approving 2nd Amendment), passed March 5, 1982, a copy of which was recorded March 16, 1982, in Book 1584, at pages 1081 through 1140. (Parcels I and II)

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer is FOUR HUNDRED FIFTY THOUSAND EIGHT HUNDRED EIGHTY-SEVEN and no/100 DOLLARS (\$450,887.00).

In Witness Whereof, the Grantor has caused this instrument to be executed by its duly elected officers this 29th day of January, 1988.

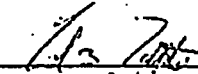
(SEAL)

CITY OF PORTLAND, a municipal corporation,
acting by and through the PORTLAND DEVELOP-
MENT COMMISSION

By: 

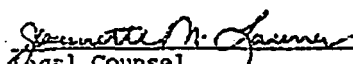
Chairman

Portland Development Commission


Acting Secretary

Portland Development Commission

APPROVED AS TO FORM:


Legal Counsel

Portland Development Commission

EXHIBIT "A"

The two following described parcels of land in Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon:

PARCEL 1:

Beginning at the intersection of the Southerly line of N. Crawford Street and the Westerly line of N. Richmond Avenue; thence Southerly along the Westerly line of N. Richmond Avenue to the Northerly line of N. Bradford Street; thence Westerly along the Northerly line of N. Bradford Street to the center line of vacated N. John Avenue; thence Northerly along the center line of vacated N. John Avenue to the Southerly line of N. Crawford Street; thence Easterly along the Southerly line of N. Crawford Street to the point of beginning.

PARCEL II:

Beginning at the intersection of the Northerly harbor line of the Willamette River and the Easterly line of N. Hurlington Avenue; thence Northerly along the Easterly line of N. Burlington Avenue to the Southerly line of N. Bradford Street; thence Easterly along the Southerly line of N. Bradford Street to the Southerly extension of the Westerly line of N. Richmond Avenue; thence Southerly along the Southerly extension of the Westerly line of N. Richmond Avenue to the Northerly harbor line of the Willamette River; thence Westerly along the Northerly harbor line of the Willamette River to the point of beginning.

EXCEPTING THEREFROM that portion of Block 1, TOWN OF ST. JOHNS, conveyed to the Oregon Railroad and Navigation Company, by deed, recorded February 19, 1902, in Deed Book 287, at page 206, described as follows:

Beginning at the Northwestern corner of Lot 5, in said Block 1; thence Easterly along the Northerly line of said Block to the Northeast corner of said Block, being the Northeast corner of Lot 8, in said Block; thence Southerly along the Easterly line of said Lot, a distance of 30 feet to a point; thence Westerly on a straight line to the place of beginning.

FURTHER EXCEPTING THEREFROM the following parcel being a portion of Block 3 and Block 4, River Lots, vacated Leavitt Avenue and N. Albany Street, TOWN OF ST. JOHNS, in the City of Portland, and being a portion of Section 12, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod located at the Northwest corner of Block 4, River Lots, TOWN OF ST. JOHNS; thence along the Westerly line of said Block 4, also being the Easterly right-of-way line of N. Burlington Avenue, South $26^{\circ} 07' 19''$ West a distance of 154.70 feet to the true point of beginning of the following described parcel; thence leaving the Easterly right-of-way line of N. Burlington Avenue, South $63^{\circ} 27' 11''$ East a distance of 370.64 feet; thence parallel with the said Easterly right-of-way line, South $26^{\circ} 07' 19''$ West a distance of 116.6 feet, more or less, to the top of existing bank; thence Westerly along the top of existing bank to a point on the Easterly right-of-way of N. Burlington Avenue and being located South $26^{\circ} 07' 19''$ West a distance of 125.5 feet, more or less, from the true point of beginning; thence North $26^{\circ} 07' 19''$ East a distance of 125.5 feet, more or less, to the true point of beginning. Containing 44,810 square feet, or 1.03 acres, more or less, and basis of bearing being the centerline of N. Burlington Avenue as per Multnomah County Survey Number 41512.

TOGETHER WITH the following described property located within the vacated portion of N. Richmond Avenue:

Beginning at a point on the Easterly line of Block 1, TOWN OF ST. JOHNS, 30 feet Southerly from the Northeasterly corner of said Block 1; thence Easterly along the Southerly right-of-way line of the Oregon-Washington Railroad, to a point which is 60 feet when measured at a right angle, from the Easterly line of said Block 1; thence Southerly and parallel to the Easterly line of said Block 1, 30 feet; thence Westerly along a line perpendicular to the Easterly line of Block 1, 30 feet to the true point of beginning; thence continuing Westerly along a line perpendicular to the Easterly line of said Block 1, 30 feet to the Easterly line of said Block 1; thence Northerly along the Easterly line of said Block 1 to the Southerly right-of-way line of the above described railroad at a point 30 feet from the Northeasterly corner of said Block 1; thence Easterly along said Southerly right-of-way line to a point which is 30 feet, when measured at a right angle, from the Easterly line of said Block 1; thence in a Southerly direction along a line parallel to the Easterly line of said Block 1, to the true point of beginning; reserving, however, unto Grantor, its successors and assigns, an easement for the right of ingress and egress over and across said vacated portion of N. Richmond Avenue.

-3-

FURTHER TOGETHER WITH the following described property located within the vacated portion of N. Burlington Avenue:

Beginning at the Northwestern corner of Block 4, TOWN OF ST. JOHNS; thence 100 feet Southerly along the Westerly line of said Block 4; thence perpendicular to said line Westerly 30 feet; thence perpendicular to said last mentioned line Northerly to the intersection with the Southerly line of N. Bradford Street; thence Easterly along said last mentioned line to the point of beginning; reserving, however, unto Grantor, its successors and assigns, an easement for the right of ingress and egress over and across said vacated portion of N. Burlington Avenue.

FURTHER TOGETHER WITH A non-exclusive easement, to be used in common with others for ingress and egress, described as follows:

(For identification purposes only: Lying within vacated N. Richmond Avenue)

Commencing at a point which is Southerly along the Easterly line of Block 1, TOWN OF ST. JOHNS, 30 feet from the Northeasterly corner of said Block 1; thence Southeasterly along the Southerly right-of-way line of the Oregon-Washington Railroad and Navigation Company to the point of beginning which is 60 feet measured perpendicular from the Easterly line of Block 1; thence Southerly and parallel to the Easterly line of Block 1, 100 feet; thence perpendicular to said last mentioned line Westerly 30 feet; thence perpendicular to said last mentioned line Northerly to its intersection with the Southerly right-of-way line of the Oregon-Washington Railroad and Navigation Company; thence Southeasterly along said line to the point of beginning.

FURTHER TOGETHER WITH a non-exclusive easement, to be used in common with others, for ingress and egress, described as follows:

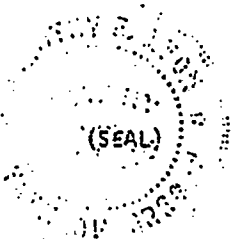
(For identification purposes only: Lying within vacated N. Burlington Avenue)

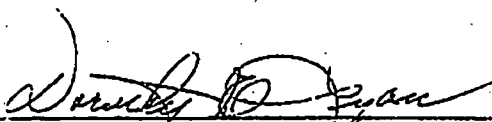
Beginning at the Northeasterly corner of Block 6, JAMES JOHNS ADDITION TO THE TOWN OF ST. JOHNS; thence Southerly along the Easterly line of said Block to a point that bears Southerly 100 feet from the Northwest corner of Block 4 of THE TOWN OF ST. JOHNS (measured along the Westerly line of said Block 4) and 60 feet perpendicular Westerly to said Westerly line of Block 4; thence Easterly 30 feet perpendicular to said Easterly line of Block 6; thence Northerly parallel to said Easterly line to the Southerly line of N. Bradford Street; thence Westerly along said Southerly line to the point of beginning.

STATE OF OREGON)
)
COUNTY OF MULTNOMAH) ss.

BOOK 2076 PAGE 1754

On this 29th day of January, 19 88, before me, the undersigned, a notary public in and for said County and State, personally appeared the within named HARRY L. DEMOREST and CARL B. TALTON, who are known to me to be the identical individuals described in and who executed the within instrument, and being first duly sworn, did say that he, HARRY L. DEMOREST, is the CHAIRMAN, and he, CARL B. TALTON, is the ACTING SECRETARY of the Portland Development Commission, a Commission of the City of Portland, a municipal corporation of the State of Oregon, which Commission is the duly designated urban renewal agency of the City of Portland, and that the seal affixed to the foregoing instrument is the corporate seal of said Commission, and that the said instrument was signed and sealed on behalf of said Commission by authority of the Portland Development Commission, and the said HARRY L. DEMOREST and CARL B. TALTON acknowledged said instrument to be the free act and deed of said Commission.




Notary Public for Oregon 4-25-88
My commission expires _____

BOOK 2076 PAGE 1755

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, do hereby certify that the within instrument of writing was received for record and included in the record of said County.

1988 JAN 29 PM 4:32

MULTNOMAH CO. OREGON

In Book
BOOK 2076 PAGE 1748

with my hand and seal of office affixed
Recorder of Conveyances

M. Buttrick
Clerk

007191

After Recording
Return to:

THE ISAMERICA TITLE INS
555 SW OAK, Plaza Level
PORTLAND OREGON 97204
ATTN: Dave Aldrich

353

WARRANTY DEED

BOOK 2091 PAGE 1752

Manufacturing Management, Inc., an Oregon corporation ("Grantor") conveys and warrants to Crawford Street Corporation, an Oregon corporation ("Grantee") that certain real property described on the attached Exhibit A, which is a part of this Warranty Deed, free of encumbrances except as specifically set forth in the attached Exhibit B, which is a part of this Warranty Deed.

The true consideration for this conveyance is zero; however, the actual consideration consists of other property or value given, which is the whole consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 17 day of March, 1988.

MANUFACTURING MANAGEMENT, INC.

By: Ralph Miller
Ralph Miller, President

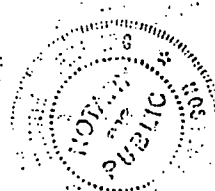
STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 17 day of March, 1988 by Ralph Miller, President of Manufacturing Management, Inc., a corporation, on behalf of the corporation.

Winnie Debbert
Notary Public for Oregon
My Commission expires: 8/90

Until a change is requested,
all tax statements shall be
sent to the following address:

Crawford Street Corporation
4927 N. W. Front Avenue
Portland, Oregon 97210



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EXHIBIT "A"

The two following described parcels of land in Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon:

PARCEL I:

Beginning at the intersection of the Southerly line of N. Crawford Street and the Westerly line of N. Richmond Avenue; thence Southerly along the Westerly line of N. Richmond Avenue to the Northerly line of N. Bradford Street; thence Westerly along the Northerly line of N. Bradford Street to the center line of vacated N. John Avenue; thence Northerly along the center line of vacated N. John Avenue to the Southerly line of N. Crawford Street; thence Easterly along the Southerly line of N. Crawford Street to the point of beginning.

PARCEL II:

Beginning at the intersection of the Northerly harbor line of the Willamette River and the Easterly line of N. Burlington Avenue; thence Northerly along the Easterly line of N. Burlington Avenue to the Southerly line of N. Bradford Street; thence Easterly along the Southerly line of N. Bradford Street to the Southerly extension of the Westerly line of N. Richmond Avenue; thence Southerly along the Southerly extension of the Westerly line of N. Richmond Avenue to the Northerly harbor line of the Willamette River; thence Westerly along the Northerly harbor line of the Willamette River to the point of beginning.

EXCEPTING THEREFROM that portion of Block 1, TOWN OF ST. JOHNS, conveyed to the Oregon Railroad and Navigation Company, by deed, recorded February 19, 1902, in Deed Book 287, at page 206, described as follows:

Beginning at the Northwestern corner of Lot 5, in said Block 1; thence Easterly along the Northerly line of said Block to the Northeast corner of said Block, being the Northeast corner of Lot 8, in said Block; thence Southerly along the Easterly line of said Lot, a distance of 30 feet to a point; thence Westerly on a straight line to the place of beginning.

FURTHER EXCEPTING THEREFROM the following parcel being a portion of Block 3 and Block 4, River Lots, vacated Leavitt Avenue and N. Albany Street, TOWN OF ST. JOHNS, in the City of Portland, and being a portion of Section 12, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, being more particularly described as follows:

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Beginning at a 5/8" iron rod located at the Northwest corner of Block 4, River Lots, TOWN OF ST. JOHNS; thence along the Westerly line of said Block 4, also being the Easterly right-of-way line of N. Burlington Avenue, South $26^{\circ} 07' 19''$ West a distance of 154.70 feet to the true point of beginning of the following described parcel; thence leaving the Easterly right-of-way line of N. Burlington Avenue, South $63^{\circ} 27' 11''$ East a distance of 170.64 feet; thence parallel with the said Easterly right-of-way line, South $26^{\circ} 07' 19''$ West a distance of 116.6 feet, more or less, to the top of existing bank; thence Westerly along the top of existing bank to a point on the Easterly right-of-way of N. Burlington Avenue and being located South $26^{\circ} 07' 19''$ West a distance of 125.5 feet, more or less, from the true point of beginning; thence North $26^{\circ} 07' 19''$ East a distance of 125.5 feet, more or less, to the true point of beginning. Containing 44,810 square feet, or 1.03 acres, more or less, and basis of bearing being the centerline of N. Burlington Avenue as per Multnomah County Survey Number 41512.

TOGETHER WITH the following described property located within the vacated portion of N. Richmond Avenue:

Beginning at a point on the Easterly line of Block 1, TOWN OF ST. JOHNS, 30 feet Southerly from the Northeasterly corner of said Block 1; thence Easterly along the Southerly right-of-way line of the Oregon-Washington Railroad, to a point which is 60 feet when measured at a right angle, from the Easterly line of said Block 1; thence Southerly and parallel to the Easterly line of said Block 100 feet; thence Westerly along a line perpendicular to the Easterly line of Block 1, 30 feet to the true point of beginning; thence continuing Westerly along a line perpendicular to the Easterly line of said Block 1, 30 feet to the Easterly line of said Block 1; thence Northerly along the Easterly line of said Block 1 to the Southerly right-of-way line of the above described railroad at a point 30 feet from the Northeasterly corner of said Block 1; thence Easterly along said Southerly right-of-way line to a point which is 30 feet, when measured at a right angle, from the Easterly line of said Block 1; thence in a Southerly direction along a line parallel to the Easterly line of said Block 1, to the true point of beginning; reserving, however, unto Grantor, its successors and assigns, an easement for the right of ingress and egress over and across said vacated portion of N. Richmond Avenue.

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FURTHER TOGETHER WITH the following described property located within the vacated portion of N. Burlington Avenue:

Beginning at the Northwestern corner of Block 4, TOWN OF ST. JOHNS; thence 100 feet Southerly along the Westerly line of said Block 4; thence perpendicular to said line Westerly 30 feet; thence perpendicular to said last mentioned line Northerly to the intersection with the Southerly line of N. Bradford Street; thence Easterly along said last mentioned line to the point of beginning; reserving, however, unto Grantor, its successors and assigns, an easement for the right of ingress and egress over and across said vacated portion of N. Burlington Avenue.

FURTHER TOGETHER WITH A non-exclusive easement, to be used in common with others for ingress and egress, described as follows:

(For identification purposes only: Lying within vacated N. Richmond Avenue)

Commencing at a point which is Southerly along the Easterly line of Block 1, TOWN OF ST. JOHNS, 30 feet from the Northeasterly corner of said Block 1; thence Southeasterly along the Southerly right-of-way line of the Oregon-Washington Railroad and Navigation Company to the point of beginning which is 60 feet measured perpendicular from the Easterly line of Block 1; thence Southerly and parallel to the Easterly line of Block 1, 100 feet; thence perpendicular to said last mentioned line Westerly 30 feet; thence perpendicular to said last mentioned line Northerly to its intersection with the Southerly right-of-way line of the Oregon-Washington Railroad and Navigation Company; thence Southeasterly along said line to the point of beginning.

FURTHER TOGETHER WITH a non-exclusive easement, to be used in common with others, for ingress and egress, described as follows:

(For identification purposes only: Lying within vacated N. Burlington Avenue)

Beginning at the Northeasterly corner of Block 6, JAMES JOHNS ADDITION TO THE TOWN OF ST. JOHNS; thence Southerly along the Easterly line of said Block to a point that bears Southerly 100 feet from the Northwest corner of Block 4 of THE TOWN OF ST. JOHNS (measured along the Westerly line of said Block 4) and 60 feet perpendicular Westerly to said Westerly line of Block 4; thence Easterly 30 feet perpendicular to said Easterly line of Block 6; thence Northerly parallel to said Easterly line to the Southerly line of N. Bradford Street; thence Westerly along said Southerly line to the point of beginning.

EXHIBIT B

BOOK 2091 PAGE 1756

1. Taxes, including current year, not assessed because of exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

2. Rights and easements for commerce, navigation, recreation and fishery.

(Affects that part of Parcel II lying below the ordinary high water line of the Willamette River)

3. Any adverse claim based upon the assertion that :

(a) Some portion of said land is tide, submerged, or submersible land, or has been created by artificial means or has accreted to such portion so created.

(b) Some portion of said land has been brought within the boundaries thereof by a change in the location of the Willamette River.

(Affects that part of Parcel II lying above the ordinary low water mark of the Willamette River.)

4. Rights/title and/or interest of the O.W.R. & N. Company, acquired under:

Any existing spur tracks and/or any existing spur track agreements affecting the lands herein.

(Tax assessor's maps show spur tracks upon the Easterly portion of Parcel II herein.)

5. Easements for existing public utilities in vacated street areas, reserved in the various vacation ordinances effecting vacations, and the conditions imposed by said Ordinances (including, but not limited to, the various conditions pertaining to the location of any buildings upon vacated areas); certain of said Ordinances are as follows:

(a) Ordinance No. 14 (of the City of St. Johns) passed July 6, 1903, (parts of Albany Street, John Avenue and Charleston Avenue).

(b) Ordinance No. 98183 (Portland) passed April 8, 1953, (parts of Leavitt Avenue, John Avenue and Albany Street).

(c) Ordinance No. 110866 (Portland) passed October 7, 1959, (parts of John Avenue and Charleston Avenue).

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Exception No. 5 continued

- (D) Ordinance No. 110867 (Portland) passed October 7, 1959, (part of Richmond Avenue).
- (E) Ordinance No. 150458 (Portland) passed September 24, 1980, (part Burlington Avenue) a copy of which was recorded October 27, 1980 in Book 1479 at Page 1156).
- (F) Ordinance No. 153530 (Portland) passed July 14, 1982 (Parts of John Avenue and Charleston Avenue) a copy of which was recorded August 26, 1982, in Book 1514, Page 304.

6. An easement created by instrument, including the terms and provisions thereof,

Dated : February 7, 1975
 Recorded : March 13, 1975 Book: 1031 Page: 1117
 In Favor Of : Portland General Electric Co.
 For : Electric power line purposes
 Over : Block 1, Town of St. Johns, and adjacent land
 (Easterly portion of Parcel II)

7. Ordinance No. 152942 of the City of Portland, passed March 4, 1982, including the terms and provisions thereof, a copy of which was recorded March 10, 1982 in Book 1583 at Page 1039.

Said Ordinance is headed "An Ordinance changing the zoning, amending the comprehensive plan map, changing the Willamette Greenway boundary, establishing Willamette Greenway Zoning and establishing the location of the Greenway Trail for property located within the St. Johns Riverfront Urban Renewal Area...".
 (PARCELS I and II)

8. St. Johns Riverfront Development Urban Renewal Plan, and any and all modifications, amendments and supplements thereto, including, but not limited to, those instruments:

- (a) Ordinance No. 149929 (ordinance approving plan), passed July 3, 1980, a copy of which was recorded August 1, 1980 in Book 1459, Pages 433 through 524; and
- (b) Ordinance No. 152065 (ordinance approving 1st amendment), passed July 29, 1981, a copy of which was recorded September 16, 1987, in Book 2042, Page 1815;
- (c) Ordinance No. 152940 (ordinance approving 2nd amendment), passed March 5, 1982, a copy of which was recorded March 16, 1982, in Book 1584, Pages 1081 through 1140.
 (PARCELS I and II)

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0046612
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9. Subject to the terms and provisions imposed by that certain deed recorded February 19, 1902 in Book 287 at Page 206 and any subsequent modifications thereto.

(Affects appurtenant easement rights over the railroad parcel in the Northeast corner of Block 1, TOWN OF ST. JOHNS)

10. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : January 29, 1988 Book: 2076 Page: 1705

11. Subject to the terms and provisions of that certain easement,
Dated : January 29, 1988
Recorded : January 29, 1988 Book: 2076 Page: 1756

(Affects appurtenant easement rights in vacated N. Burlington Avenue)

12. Subject to the terms and provisions of that certain easement,
Dated : January 29, 1988
Recorded : January 29, 1988 Book: 2076 Page: 1759

(Affects appurtenant easement rights in vacated N. Richmond Avenue)

13. An easement created by instrument, including the terms and provisions thereof,
Dated : January 29, 1988
Recorded : January 29, 1988 Book: 2076 Page: 1748
In favor of : City of Portland, its successors and assigns
For : ingress and egress
Over : portions of vacated N. Burlington and vacated N. Richmond avenues

023118

STATE OF OREGON }
Multnomah County }
I, a Deputy for the Recorder of Conveyances, in and for
said County, do hereby certify that the within instrument of
conveyance is a true and correct copy of the original
as the same is on file and recorded in the records
of said County.

APR - 1 1988 AN 9 15

RECORDING SECTION
MULTNOMAH CO. OREGON

In Book On Page
BOOK 2091 PAGE 1752

Witness my hand and seal of office at said
Recorder of Conveyances

N. Walker
Deputy

33

HILL, HUSTON, FERRIS & WALKER
ATTORNEYS AT LAW
720 S. W. WASHINGTON SUITE 750
PORTLAND, OREGON 97205
TELEPHONE (503) 224-3092

APR - 1 1988

After recording, return to (Name, Address, Zip):
Steel Hammer Properties, LLC
8524 N. Crawford
Portland, OR 97203

Recorded in MULTNOMAH COUNTY, OREGON
C. Swick, Deputy Clerk

A31 6
Total : 46.00 ATMCS

2006-044630 03/13/2006 01:03:24pm

Until a change is requested all tax statements
shall be sent to the following address:

Steel Hammer Properties, LLC
8524 N. Crawford
Portland, OR 97203

Escrow No: 50-421965-KN

Order No: 421965

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Crawford Street Corporation, an Oregon corporation, which acquired title to portions of the subject property as The Skookum Company, Inc.

Grantor, conveys to

Steel Hammer Properties, LLC, an Oregon limited liability company

Grantee, the following described real property:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED AS EXHIBIT A

SEE ATTACHED ENCUMBRANCES HERETO AND MARKED AS EXHIBIT B

Before signing or accepting the instrument, the person transferring fee title should inquire about the person's rights, if any, under Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)). This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930, and to inquire about the rights of neighboring property owners, if any, under Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)).

The true consideration for this conveyance is \$2,600,000.00.

(Here comply with the requirements of ORS 93.030).

Dated March 13th, 2006; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Crawford Street Corporation, an Oregon corporation

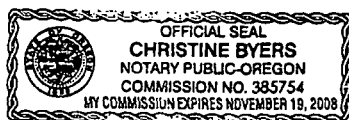
BY: [Signature]
Name: Kelly E Lang
Title: Vice President

STATE OF OREGON

COUNTY OF MULTNOMAH

On this 10 day of March, 2006, before me appeared KELLY E LANG as
VICE PRESIDENT on behalf of Crawford Street Corporation, an Oregon corporation.

[Signature]
Notary Public for the State of Oregon
My commission expires: 11/19/08



0046615
COP/EPA 104(e)

CHICAGO TITLE INSURANCE COMPANY
421965 CMM

Exhibit A
LEGAL DESCRIPTION

PARCEL I:

Part of Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the intersection of the Southerly line of N. Crawford Street and the Westerly line of N. Richmond Avenue; thence Southerly along the Westerly line of N. Richmond Avenue to the Northerly line of N. Bradford Street; thence Westerly along the Northerly line of N. Bradford Street to the center line of vacated N. John Avenue; thence Northerly along the center line of vacated N. John Avenue to the Southerly line of N. Crawford Street; thence Easterly along the Southerly line of N. Crawford Street to the point of beginning.

PARCEL II:

Part of Section 12, Township 1 North, Range 1 West, of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Beginning at the intersection of the Northerly harbor line of the Willamette River and the Easterly line of N. Burlington Avenue; thence Northerly along the Easterly line of N. Burlington Avenue to the Southerly line of N. Bradford Street; thence Easterly along the Southerly line of N. Bradford Street to the Southerly extension of the Westerly line of N. Richmond Avenue; thence Southerly along the Southerly extension of the Westerly line of N. Richmond Avenue to the Northerly harbor line of the Willamette River; thence Westerly along the Northerly harbor line of the Willamette River to the point of beginning.

EXCEPTING THEREFROM all lands lying below the line of ordinary low water of the Willamette River as more fully set forth and described in Deed to the State of Oregon, acting by and through the Division of State Lands, recorded April 12, 1990, in Book 2291, Page 2497, Multnomah County Deed Records.

FURTHER EXCEPTING THEREFROM that portion of Block 1, TOWN OF ST. JOHNS, conveyed to the Oregon Railroad and Navigation Company, by Deed, recorded February 19, 1902, in Deed Book 287, at Page 206, described as follows:

Beginning at the Northwestern corner of Lot 5, in said Block 1; thence Easterly along the Northerly line of said Block to the Northeast corner of said Block, being the Northeast corner of Lot 8, in said Block; thence Southerly along the Easterly line of said Lot, a distance of 30 feet to a point; thence Westerly on a straight line to the place of beginning.

AND FURTHER EXCEPTING THEREFROM the following parcel being a portion of Block 3 and Block 4, RIVER LOTS, vacated Leavitt Avenue and N. Albany Street, TOWN OF ST. JOHNS, in the City of Portland, and being a portion of Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at a 5/8-inch iron rod located at the Northwest corner of Block 4, RIVER LOTS, TOWN OF ST. JOHNS; thence along the Westerly line of said Block 4, also being the Easterly right-of-way line of N. Burlington Avenue, South 26°07'19" West a distance of 154.70 feet to the true point of beginning of the following described parcel; thence leaving the Easterly right-of-way line of N. Burlington Avenue, South 63°27'11" East a distance of 370.64 feet; thence parallel with the said Easterly right-of-way line, South 26°07'19" West a distance of 116.6 feet, more or less, to the top of existing bank; thence Westerly along the top of existing bank to a point on the Easterly right-of-way of N. Burlington Avenue and being located South 26°07'19" West a distance of 125.5 feet, more or less, from the true point of beginning; thence North 26°07'19" East a distance of 125.5 feet, more or less, to the true point of beginning. Basis of bearing being the centerline of N. Burlington Avenue as per Multnomah County Survey No. 41512.

TOGETHER WITH all lands lying above the line of ordinary low water of the Willamette River as more fully set forth and described in Deed from the State of Oregon, acting by and through the Division of State Lands to Crawford Street Corporation, an Oregon corporation, recorded April 12, 1909, Book 2291, Page 2503, Multnomah County Deed Records.

ALSO TOGETHER WITH the following described property located within the vacated portion of N. Richmond Avenue:

Beginning at a point on the Easterly line of Block 1, TOWN OF ST. JOHNS, 30 feet Southerly from the Northeast corner of said Block 1; thence Easterly along the Southerly right-of-way line of the Oregon-Washington Railroad, to a point which is 60 feet when measured at a right angle, from the Easterly line of said Block 1; thence Southerly and parallel to the Easterly line of said Block 100 feet; thence Westerly along a line perpendicular to the Easterly line of Block 1, 30 feet to the true point of beginning; thence continuing Westerly along a line perpendicular to the Easterly line of said Block 1, 30 feet to the Easterly line of said Block 1; thence Northerly along the Easterly line of said Block 1 to the Southerly right-of-way line of the above described railroad at a point 30 feet from the Northeast corner of said Block 1; thence Easterly along said Southerly right-of-way line to a point which is 30 feet, when measured at a right angle, from the Easterly line of said Block 1; thence in a Southerly direction along a line parallel to the Easterly line of said Block 1, to the true point of beginning.

FURTHER TOGETHER WITH the following described property located within the vacated portion of N. Burlington Avenue:

Beginning at the Northwestern corner of Block 4, TOWN OF ST. JOHNS; thence 100 feet Southerly along the Westerly line of said Block 4; thence perpendicular to said line Westerly 30 feet; thence perpendicular to said last mentioned line Northerly to the intersection with the Southerly line of N. Bradford Street; thence Easterly along said last mentioned line to the point of beginning.

FURTHER TOGETHER WITH a non-exclusive easement, to be used in common with others for ingress and egress, described as follows:

Commencing at a point which is Southerly along the Easterly line of Block 1, TOWN OF ST. JOHNS, 30 feet from the Northeast corner of said Block 1; thence Southeasterly along the Southerly right-of-way line of the Oregon-Washington Railroad and Navigation Company to the point of beginning which is 60 feet measured perpendicular from the Easterly line of Block 1; thence Southerly and parallel to the Easterly line of Block 1, 100 feet; thence perpendicular to said last mentioned line Westerly 30 feet; thence perpendicular to said last mentioned line Northerly to its intersection with the Southerly right-of-way line of the Oregon-Washington

FURTHER TOGETHER WITH a non-exclusive easement, to be used in common with others, for ingress and egress, described as follows:

Beginning at the Northeasterly corner of Block 6, JAMES JOHNS ADDITION TO THE TOWN OF ST. JOHNS; thence Southerly along the Easterly line of said Block to a point that bears Southerly 100 feet from the Northwest corner of Block 4 of THE TOWN OF ST. JOHNS (measured along the Westerly line of said Block 4) and 60 feet perpendicular Westerly to said Westerly line of Block 4; thence Easterly 30 feet perpendicular to said Easterly line of Block 6; thence Northerly parallel to said Easterly line to the Southerly line of N. Bradford Street; thence Westerly along said Southerly line to the point of beginning.

PARCEL III:

A tract of land in Section 12, Township 1 North, Range 1 West of the Willamette Meridian and being a portion of Block 3 and Block 4, TOWN OF ST. JOHNS, a portion of St. Johns River Lots, portions of vacated N. Leavitt Avenue, vacated N. Albany Street and vacated N. Burlington Avenue, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a 5/8-inch iron rod located at the Northwest corner of Block 4, TOWN OF ST. JOHNS; thence, along the Westerly line of said Block 4, also being the Easterly right-of-way line of N. Burlington Avenue, South 26°07'19" West, a distance of 154.70 feet to the true point of beginning of the following described parcel; thence leaving the Easterly right of way line of N. Burlington Avenue, South 63°27'11" East, a distance of 370.64 feet; thence parallel with the said Easterly right-of-way line, South 26°07'19" West, a distance of 116.6 feet, more or less, to the top of existing bank; thence Westerly along the top of existing bank to a point on the Easterly right-of-way of N. Burlington Avenue and being located South 26°07'19" West, a distance of 125.5 feet, more or less, from the true point of beginning; thence, North 26°07'19" East, a distance of 125.5 feet, more or less, to the true point of beginning.

TOGETHER WITH the Easterly 30 feet of that portion of N. Burlington Avenue which was vacated by Ordinance No. 150458 EXCEPT the Northerly 100 feet thereof.

PARCEL IV:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 5, and Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 6, all in ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon.

TOGETHER WITH that portion of vacated N. Leavitt Avenue and that portion of the Westerly one-half of vacated N. John Avenue lying between the Northeasterly line of N. Bradford Street and the Southwesterly line of N. Crawford Street.

EXHIBIT "B"

1. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Willamette River.
(Affects Parcel II)
2. Any adverse claims based upon the assertion that the Willamette River has changed in location.
(Affects Parcel II)
3. Any adverse claim based on the assertion that any portion of said land has been created by artificial means or has accreted to such portions so created.
(Affects Parcel II)
4. Rights established pursuant to ORS 274.905, et seq to all or any portion of the herein described premises created by artificial means.
(Affects Parcel II)
5. Rights/title and/or interest of the O.W.R. & N. Company, acquired under:

Any existing spur tracts and/or any existing spur track agreements affecting the lands herein.

(Tax assessor's maps show spur tracks upon the Easterly portion of Parcel II herein.)

6. Easements for existing public utilities in vacated street area and the conditions imposed thereby,

Disclosed by the following ordinances:

- a. Ordinance No. 14 (of the City of St. Johns) passed July 6, 1903, (parts of Albany Street, John Avenue and Charleston Avenue).
- b. Ordinance No. 98183 (Portland) passed April 8, 1953, (parts of Leavitt Avenue; John Avenue and Albany Street).
- c. Ordinance No. 110866 (Portland) passed October 7, 1959, (parts of John Avenue and Charleston Avenue).
- d. Ordinance No. 110867 (Portland) passed October 7, 1959, (part of Richmond Avenue).
- e. Ordinance No. 150458 (Portland) passed September 24, 1980, (part Burlington Avenue) a copy of which was recorded October 27, 1980 in Book 1479 at Page 1156).
- f. Ordinance No. 153530 (Portland) passed July 14, 1982 (Parts of John Avenue and Charleston Avenue) a copy of which was recorded August 26, 1982, in Book 1614, Page 304.
7. Terms and provisions, including obligations for maintenance of easement as established by Oregon Law and by instrument,

Recorded: February 19, 1902
Book: 287
Page: 206

(Affects appurtenant easement rights described in Parcel II)

8. The premises herein described were included within the boundaries of the St. Johns Riverfront Development Urban Renewal Plan as revealed by instrument.

Recorded: August 1, 1980
Book: 1459
Page: 433

As amended by instruments;

Recorded: September 16, 1981
Book: 2042
Page: 1815

Recorded: March 16, 1982
Book: 1584
Page: 1081

Recorded: October 3, 1991
Book: 2462
Page: 2799

9. An easement created by instrument, including terms and provisions thereof;

Dated: June 14, 1974

Recorded: October 1, 1974

Book: 1009

Page: 1021

In Favor Of: Portland General Electric Company, an Oregon corporation

For: Electric power line

Affects: A 10 foot wide strip thru Parcel IV

10. An easement created by instrument, including terms and provisions thereof;

Dated: February 7, 1975

Recorded: March 13, 1975

Book: 1031

Page: 1117

In Favor Of: Portland General Electric Company, an Oregon corporation

For: Distribution line

Affects: A 16 foot wide strip thru the Easterly portion of Parcel II

11. Conditions set forth in City of Portland Ordinance No. 152942, including the terms and provisions thereof;

Recorded: March 10, 1982

Book: 1583

Page: 1039

12. Land Disposition Agreement, including the terms and provisions thereof;

Dated: January 29, 1988

Recorded: January 29, 1988

Book: 2076

Page: 1705

By and Between: The City of Portland, a municipal corporation of the State of Oregon,
acting by and through the Portland Development Commission as the duly designated
Urban Renewal Agency of the City of Portland and Manufacturing Management, Inc., an
Oregon corporation, or its assigns

(Affects Parcels I and II)

Certificate of Compliance, including the terms and provisions thereof;

Recorded: April 11, 1988

Book: 2093

Page: 2188

13. An easement created by instrument, including terms and provisions thereof;

Dated: January 29, 1988

Recorded: January 29, 1988

Book: 2076

Page: 1748

In Favor Of: City of Portland

For: Ingress and egress

Affects: That portion of Parcel II lying within vacated N. Richmond
Avenue and vacated N. Burlington Avenue

14. Terms and provisions, including obligations for maintenance of easement as established
by Oregon Law and by instrument,

Recorded: January 29, 1988

Book: 2076

Page: 1756

(Affects appurtenant easement rights described in Parcel II)

15. Terms and provisions, including obligations for maintenance of easement as established by Oregon Law and by instrument,

Recorded: January 29, 1988

Book: 2076

Page: 1759

(Affects appurtenant easements rights described in Parcel II)

16. Land Disposition Agreement, including the terms and provisions thereof;

Dated: August 14, 1989

Recorded: August 14, 1989

Book: 2227

Page: 2098

By and Between: The City of Portland, a municipal corporation of the State of Oregon,
acting by and through the Portland Development Commission as the duly designated
Urban Renewal Agency of the City of Portland and Crawford Street Corporation, an
Oregon corporation, or its assigns

(Affects Parcel III)

Certificate, including the terms and provisions thereof;

Recorded: August 14, 1989

Book: 2227

Page: 2138

Certificate of Compliance, including the terms and provisions thereof;

Recorded: August 17, 1989

Book: 2228

Page: 2174

17. An easement created by instrument, including terms and provisions thereof;

Dated: January 20, 1997

Recorded: March 14, 1997

Recorder's Fee No.: 97037302

In Favor Of: City of Portland

For: Permanent turnaround

Affects: The Northwesterly portion of Parcel II

18. Unrecorded lease(s) and existing tenancies, if any.